

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JUNE 12, 2014

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Complex, 201 West Gray Street, on the 12th day of June 2014. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chairman Dave Boeck called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Curtis McCarty
Jim Gasaway
Roberta Pailes
Tom Knotts
Chris Lewis
Andy Sherrer
Cindy Gordon
Sandy Bahan
Dave Boeck

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Ken Danner, Subdivision Development
Manager
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer

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CONSENT ITEMS

The Consent Docket is designed to allow the Planning Commission to approve a number of items by one motion and vote. The Consent Docket consisted of the following items:

Item No. 2, being:

APPROVAL OF THE MAY 8, 2014 REGULAR SESSION MINUTES

Item No. 3, being:

SFP-1314-3 -- CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY SKYRIDGE HOMES, INC. (CENTERLINE SERVICES, L.L.C.) FOR LOTS 7 AND 8 (7, 8 AND 9), BLOCK 5, SUMMIT LAKES ADDITION, SECTION 8 LOCATED AT 2612, 2616 AND 2620 SUMMIT TERRACE.

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Chairman Boeck asked if any member of the Commission wished to remove an item from the Consent Docket. Chris Lewis requested that Item No. 3, the Short Form Plat for Summit Lakes Addition, Section 8, be removed.

Chairman Boeck asked if anyone in the audience wished to remove any item from the Consent Docket. There being none, he asked for Planning Commission discussion.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to place Item No. 2, approval of the May 8, 2014 Regular Session Minutes, on the Consent Docket and approve by one unanimous vote. Chris Lewis seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

Curtis McCarty, Jim Gasaway, Roberta Pailles, Tom Knotts,
Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan,
Dave Boeck

NAYES

None

ABSENT

None

Chairman Boeck announced that the motion, to place Item No. 2 on the Consent Docket and approve by one unanimous vote, passed by a vote of 9-0.

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Item No. 2, being:

APPROVAL OF THE MAY 8, 2014 REGULAR SESSION MINUTES

This item was approved on the Consent Docket by a vote of 9-0.

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Item No. 3, being:

SFP-1314-3 -- CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY SKYRIDGE HOMES, INC. (CENTERLINE SERVICES, L.L.C.) FOR LOTS 7 AND 8 (7, 8 AND 9), BLOCK 5, SUMMIT LAKES ADDITION, SECTION 8 LOCATED AT 2612, 2616 AND 2620 SUMMIT TERRACE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Short Form Plat
3. Staff Report

PRESENTATION BY STAFF:

1. Ken Danner – This is a short form plat that is creating three lots out of two. Staff has reviewed the size of lots and square footage requirements and recommends approval.

PRESENTATION BY THE APPLICANT:

1. Yosef Hooshyar, representing Skyridge Homes – We have two lots that we're trying to divide into three because the size of the lots is way too big. So we have enough area on each lot to make sure it covers the regular size houses that we build in Summit Lakes Addition. As far as City concern, we don't see any problem fitting the houses in that addition.

2. Mr. Lewis – In harmony of full disclosure, I will tell you I'm a property owner in Summit Lakes, however I am not a Board of Director member or a member of the Board, and do not speak on their behalf. Can you help me out in regards to the intent of the developer? There were two lots there in order to size homes that were in harmony with the association. In regards to the homes that you're planning on building there, can you help me understand what design you're planning on building there? Can you help me understand what design you're planning on building? Looking at those lots, as small as they are, you're looking at very narrow two-story lots.

3. Mr. Hooshyar – I would say buildings down there 1,700 square feet and up. Width of the lots – of course, it's actually the size that we use. We haven't narrowed any kind of house in order to squeeze three lots into the two. I've got a floor plan. One of the concerns was that one of the lots we have an easement for oil well, I believe. The lot size is 112' wide and 45' of it is meant for the oil, so that least 67'. We have average width of the houses we do is 50 to 55'. I have a sample here.

4. Mr. Lewis – In regards to the corner lot, I believe it's 9a, can you help me understand what type of home is going to go there?

5. Mr. Hooshyar – 9a would be similar. According to code, I guess we need 100' depth minimum on any lot. And, as far as width goes, of course, this is very wide – 180' wide. So we have both, according to code, we have both width and depth to fit a normal house on that lot. And, again, I checked this with City staff to make sure we are within boundary.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. McCarty – Would this require an additional water line stub and sewer tap done by him?
2. Mr. Danner – That is more than likely, and that is in our staff report. That would be at the time of the building permit. It would be plumbing.

Andy Sherrer moved to approve SFP-1314-3, the Short Form Plat for Lots 7 and 8 (7, 8 and 9), Block 5, SUMMIT LAKES ADDITION, SECTION 8, and direct the filing thereof with the Cleveland County Clerk. Curtis McCarty seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Jim Gasaway, Roberta Pailles, Tom Knotts, Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan, Dave Boeck
NAYES	None
ABSENT	None

Chairman Boeck announced that the motion, to approve SFP-1314-3, the Short Form Plat for Lots 7 and 8 (7, 8 and 9), Block 5, SUMMIT LAKES ADDITION, SECTION 8, and direct the filing thereof with the Cleveland County Clerk, passed by a vote of 9-0.

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NON-CONSENT ITEMS

Item No. 4, being:

BILLY & DIANA LOCH – 5451 BROADWAY

4A. R-1314-133 – BILLY & DIANA LOCH REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN TO REMOVE THE PROPERTY LOCATED AT 5451 BROADWAY FROM SPECIAL PLANNING AREA 6 – COMMUNITY SEPARATOR.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Community Separator Map
4. Preliminary Plat for Sycamore Acres

4B. O-1314-53 – BILLY & DIANA LOCH REQUEST THE PROPERTY LOCATED AT 5451 BROADWAY BE REMOVED FROM THE NORTHERN COMMUNITY SEPARATOR OVERLAY DISTRICT.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Community Separator Map
4. Preliminary Plat for Sycamore Acres

PRESENTATION BY STAFF:

1. Janay Greenlee – I'd like to go through a little bit of background for this application that you have before you tonight. This application first came through on March 13, 2014 to the Planning Commission – two items. It was a land use amendment and a rezoning. The land use was to go from Country Residential to Very Low Density Residential for this property, and to go from A-2 to A-1, so that they could divide their ten acres into two parcels, one being 3.49 and the other back parcel being 6.41. That got approved with recommendation from Planning Commission and a vote of 9-0. Went forward to City Council, went through the first reading on April 8. During the second reading on April 22, staff pulled that item from the docket because two items were left out of that. This location is part of our Northern Community Separator Overlay District and Special Planning Area 6. Those were not included in the initial staff report. So we went back. It was removed from the Council meeting that night. The applicants asked for a postponement, and so those items are staying at City Council and will go forward after this evening when we hear these and go through the public hearing process and also so these items could be properly advertised.

So, like you said, it's a NORMAN 2025 Land Use and Transportation Plan amendment for removal from Special Planning Area 6, the Community Separator, at 5451 Broadway. This is the subject tract. This is the Special Planning Area 6, which is also the Northern Community Separator Overlay District. This is the tract. They front Broadway. The existing land use is country residential right now.

This gives you an idea of the location where this tract of land lies in relation to the Community Separator and Special Planning Area 6. Currently, it is a ten-acre plot. Like I said, the initial proposal was to divide that so that they could have the front being an existing single family home and to have the back lot, being the 6.41 acres, into a new lot where they would build another single family home. As you can see, it does front Broadway; it does not front Indian Hills Road. In fact, it is approximately 480 feet from the furthest southern boundary of the Community Separator.

So removal from the Separator Overlay District as well. The existing zoning is A-2. They had proposed A-1. And the existing land use is a single-family home.

These are some pictures from the area. The main thing for both of the Northern Community Separator Overlay District and Special Planning Area 6 are three basic things: to protect our Little River watershed; to keep development out of the flood zone and WQPZ water

quality protection zones; and to maintain a visual kind of view shed of a rural agricultural nature. So this is on Indian Hills and will be looking east. This is looking back south on Indian Hills Road. These are two homes that recently had been granted a variance for setback, because it has to remain 400' off of Indian Hills Road; they were granted that. These are two single family homes that abut Indian Hills Road. Again, the two single family homes; they're currently constructing a pond. This would be on the north side of the separator district, so looking toward unincorporated Cleveland County. Same thing, the north side of Indian Hills Road. This is actually a cemetery that is on the north side that abuts Broadway and Indian Hills Road where they meet. This is looking more to the east and south with that being Broadway. This is the site itself. The current home is going to maintain the only access off Broadway; one approach will be shared by both residences; no new curb cuts – no new access off of Broadway. And, again, the same site. It's a very heavily treed landscaped area that abuts Broadway. This is looking back east down Broadway.

Staff believes that this location for both of these requests would meet a test to qualify for removal of Special Planning Area 6 and the Northern Community Separator Overlay District because it is not in a floodplain. In fact, it's about 1,300 feet from the closest WQPZ zone to the east and about 350 to the south. So they are upland in the water basin. They're not near any of the floodplain. They are not fronting Indian Hills Road. And they are still set back far enough that their proposal will not impact the rural character of the view shed along Indian Hills Road. Staff supports both Resolution No. R-1314-133, for removal from the Special Planning Area 6, as well as removal from the Northern Community Separator Overlay District, Ordinance No. O-1314-53. I would be happy to answer any questions.

2. Chairman Boeck – Isn't there an easement on either side of the centerline of the drainage channels in this area?

3. Ms. Greenlee – There is. They don't abut any of those drainage channels at all. I can go back to – this is kind of a good perspective on there. All of the green here is all water quality protection zone. They're well away from any of those areas. And, like I said, the three main criteria for both of those – the land use and the zoning – is to protect the view shed, protect the water quality zones, and to not have any new development less than 400 feet off of Indian Hills Road, and they meet all of those tests.

4. Ms. Pailles – Have properties previously been removed from the overlay district?

5. Ms. Greenlee – Has not been removed; has been granted variances for setbacks. And, as you can see, this location is about 350 feet from the furthest southern boundary of the overlay and separator district and Special Planning Area. It does not abut Indian Hills Road and definitely meets the test of protecting the watershed quality and staying uphill from any of the drainage basins. The applicants are here if you have any questions of them. They do not have a presentation.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to recommend adoption of Resolution No. R-1314-133 and Ordinance No. O-1314-53 to City Council. Andy Sherrer seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Jim Gasaway, Roberta Pailles, Tom Knotts, Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan, Dave Boeck
NAYES	None
ABSENT	None

Chairman Boeck announced that the motion, to recommend adoption of Resolution No. R-1314-133 and Ordinance No. O-1314-53 to City Council, passed by a vote of 9-0.

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Item No. 5, being:

SE CORNER OF CEDAR LANE ROAD AND CLASSEN BOULEVARD.

5A. R-1314-123 – R. BLAINE NICE, ATTORNEY FOR THE APPLICANT, REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR A PORTION OF THE PROPERTY, AND FROM MIXED USE/SPECIAL PLANNING AREA 7 AND FUTURE URBAN SERVICE AREA TO COMMERCIAL DESIGNATION AND CURRENT URBAN SERVICE AREA FOR A PORTION OF THE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EAST CEDAR LANE ROAD AND CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Current and Recent Plat Activity Lot Counts

5B. O-1314-50 – R. BLAINE NICE, ATTORNEY FOR THE APPLICANT, REQUESTS REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EAST CEDAR LANE ROAD AND CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Preliminary Site Plan

5C. PP-1314-16 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HERITAGE FINE HOMES INVESTMENTS, L.L.C./WP LAND, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR ST. JAMES CENTRE FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EAST CEDAR LANE ROAD AND CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Request for Alley Waiver
6. Preliminary Site Plan
7. Pre-Development Summary
8. Greenbelt Commission Comments
9. Excerpt – May 8, 2014 Planning Commission Minutes

PRESENTATION BY STAFF:

1. Jane Hudson – This is the existing NORMAN 2025 Land Use and Transportation Plan designations surrounding this subject tract. You have Low Density Residential to the north, Medium Density Residential to the east, Mixed Use with the Special Planning Area and Future Urban Service Area to the south. Across Classen you have Industrial and Commercial. If approved, the designation would take on the Commercial land use on the subject tract. The existing zoning for the subject tract is I-1. You've got a Planned Unit Development to the east, which is the multi-family development. R-1 to the north – single family. To the west across Classen, you've got I-1, A-2 and C-1. Current land uses in the area, again, is the multi-family residential to the north, and some commercial and industrial across Classen to the west.

For this subject tract, there are actually three components to the 2025 Land Use Plan amendment. There is the change from the Low Density Residential to the Commercial designation. You also have a removal of the Mixed Use/Special Planning Area 7 from this subject tract on the south portion, and also bringing the property from Future Urban Service Area into the Current Urban Service Area. For 2025 Land Use Plan amendments there are two criteria that have to be examined, one of which is the change in circumstances and development in the general vicinity, and then also evaluating the possible adverse land use effects for traffic

impacts. On this slide you can see a lot of the recent development in this area. There are two apartment complexes on the east which I called out earlier and have a total of 924 units. There's the mini-storage along the west side of Classen that recently expanded. There's continued commercial development north on Classen toward Highway 9. Then farther west, across the tracks, you've got Eagle Cliff Addition, Eagle Cliff South Addition – they final platted 167 lots. Cedar Lane Addition preliminary platted 692 lots. Then there's the student-based housing that's at 12th Avenue S.E. and Highway 9 and they have a total of 421 units with 1,304 beds. The growth out there has been substantial. Not to mention, we've also got the expansion and improvements, as well as the signalization to Classen and Cedar Lane Road or Highway 77 and Cedar Lane Road. We've reviewed the access points for the proposal. They have taken into consideration the road designations and traffic flow, and the commercial lots are set back off of Cedar Lane so they're reducing impacts to that residential development to the north as it builds out.

The Special Planning Area – this is not the first change to that Special Planning Area to the southeast. Again, the multi-family on the east took a portion of that Special Planning Area in 2008.

The development is requesting I-1 to C-2. There's going to be four lots proposed along the west side, abutting Classen Boulevard, then there'll be a larger anchor store in the middle and then there will be one more additional lot on the east side of this proposal which would about 24th Avenue.

This is the site itself on the southeast corner of Classen and Cedar Lane. This is the southwest corner across Classen. This is the mini-storage facility that was just built out across Classen. This is the single-family development on the north side, so it would be directly across from the development on Cedar Lane. This is on the west side of Classen. This is the multi-family. This is the site on 24th looking back northwest. This will be the area of single-family that will build out which is north of Cedar Lane and, again, just across the street from this development.

This proposal does deviate from the existing Industrial zoning, the residential land use designation, as well as the Future Urban Service Area and the Special Planning Area 7. However, staff does support these requests and recommends approval of Resolution No. R-1314-123, Ordinance No. O-1314-50, as well as the preliminary plat for this addition. You can see the plat here. And this is the proposed site plan for the development.

I'd be happy to answer any question you might have. The applicants are here. They do not have a presentation, but they can answer any questions from the plat or the site plan that you have.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Ms. Pailes – The little strip malls that face 24th and Classen – how many stories are those?
2. Blaine Nice, 100 N. Broadway, Oklahoma City, representing the applicant – They're just one story.
3. Ms. Pailes – I think it said that there was a bicycle lane to be included in the roadway along Cedar Lane.
4. Mr. Nice – There's a lot of development going on out there. This just so happened, when this application was made, there's some concurrent construction that's taking place in the road out there and some other things. Part of this project, they're going to be able to do this at the

same time and there will be a bike path, as I understand it. This turned out the timing is very good in this to have this change at the same time as the roadway improvements.

5. Ms. Pailles – Is that the length of Cedar Lane – the bike path?

6. Mr. Danner – Cedar Lane is where the bike path is going to be. Strictly Cedar Lane, from the east side of The Links to 12th Avenue.

7. Ms. Pailles – Basically to Eagle Cliff.

8. Mr. Danner – Yes. And it will have a 5-foot lane on each side of the street. The plan is to get it over to 12th and eventually to other locations.

9. Mr. Gasaway – I have a question for Mr. Nice, also. The large parking lot in the middle, I assume, goes with the building on the east.

10. Mr. Nice – The engineer is here if you have any questions. But, yes.

11. Mr. Gasaway – Is the anticipation that the people coming to that building will come and stay, or is that a come and go that will create some traffic?

12. Mr. Nice – Well, we've had a lot of discussion about the traffic flow. We've had discussions with Public Works and it meets all the traffic requirements.

13. Mr. Gasaway – Will that all exit onto Cedar Lane.

14. Mr. Nice – I believe so.

15. Terry Haynes, SMC Consulting Engineers – There's a drive on Classen/Highway 77 which is the main thoroughfare driveway for this development. There will be cross-access driveways between that driveway and the four lots across Classen. But there's also two primary driveways on Cedar Lane – full access to allow left and right turns out of the large box structure site. Then there's a service driveway on the northeast corner of the large lot. Yes, we did evaluate the projected traffic. We looked at it to the future. We looked at all of the intersections along Classen at each of the main intersections where there are traffic signals. We projected this traffic and what those impacts would be to each of those intersections.

16. Mr. Knotts – I see a very small detention pond on this.

17. Mr. Haynes – There is a small detention pond located on the northern lot at the corner of Cedar Lane and Classen. But right behind the large box there's a large detention facility. That's that large blank area. This particular site actually drains in two different directions. So the front, where the four lots are located, drains west toward the road. The large structure – large box and parking lot and the retail shops along the east lot, referred to as Lot 6, will drain to the east. We'll comply with all the City standards for stormwater quality, all the new standards that involve Lake Thunderbird.

18. Mr. Knotts – So draining to the west on Classen, is it dumped in the bar ditch and gravity?

19. Mr. Haynes – No, sir. As part of the City's bond project and widening of Cedar Lane, with a traffic signal there at Classen, they're replacing the storm sewer system along Cedar Lane. So we'll tie into the underground storm sewer system that will be installed with the street project. We'll extend storm sewer along the frontage to take care of the drainage from each of those

lots and tie it into the detention facility there at the lot, which we will then tie into the storm sewer on Cedar Lane that's installed with the City's project.

20. Mr. Knotts – I can see how it could drain in two directions – probably five directions. It seems like it's going to be a little difficult to get it corralled.

21. Mr. Haynes – It naturally drains to the northwest corner of this property, which would be the southeast corner of that intersection of Cedar Lane and Classen. That's where it naturally drains to.

22. Mr. Sherrer – On the entrance off of Classen, you said that's a two-way – it's an entrance and an exit. Is there a left-turn lane coming in if you're going south on Classen? Is that the proposal? Just trying to understand the traffic pattern as it relates to the highway and Classen.

23. Mr. Haynes – We've worked with the Traffic Division of the City, with the City's professional engineers, on traffic flow. There is a center turn lane that's part of Classen today. We've looked at the intersection; as you're driving north toward Cedar Lane, there will be dedicated dual left turns turning left to the west on Cedar Lane. And there's enough storage capacity – we've looked at the proximity of this main driveway to those storage lanes to allow our customers – those users in this development to make the right turn, get through the intersection going north, as well as going south. Then for those drivers that are proceeding through the intersection south, there's enough room for them to stack, if they choose to make the turn left off of Classen into this development. The other driveway that is shown there on Classen is restricted right-in/right-out. The driveways along Cedar Lane to the main large box are full access, and then there's one lot at the intersection of Cedar Lane and Classen which will have a restricted right-in/right-out.

Jim Gasaway moved to recommend adoption of Resolution No. R-1314-123, Ordinance No. O-1314-50, and PP-1314-16, the Preliminary Plat for ST. JAMES CENTRE, to City Council. Chris Lewis seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Jim Gasaway, Roberta Pailles, Tom Knotts, Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan, Dave Boeck
NAYES	None
ABSENT	None

Chairman Boeck announced that the motion, to recommend adoption of Resolution No. R-1314-123, Ordinance No. O-1314-50, and PP-1314-16, to City Council, passed by a vote of 9-0.

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Item No. 6, being:

RIGHT-OF-WAY CLOSURE – BROCE DRIVE.

O-1314-51 – TIMOTHY W. JOHNSON, P.E. REQUESTS VACATION AND RELOCATION OF A PORTION OF THE RIGHT-OF-WAY OF BROCE DRIVE ADJACENT TO LOT TWO, BLOCK TWO, BROCE INDUSTRIAL PARK.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. ROW Variance Exhibit
4. ONG – Non-objection with Easement
5. CCS Commitment to ONG Easement
6. Non-objection letters

PRESENTATION BY STAFF:

1. Ken Danner – Community Christian School has made the request to close the south 10' of an 80-foot right-of-way of Broce Drive. They have previously had an approval by City Council to lease this 10 feet that they are now proposing to close. Through that contract they have to pay an annual fee for the use of that right-of-way. After they discovered that the right-of-way is actually wider than what is typically required – our standards require 60' instead of 80' – so the assumption is that the developer proposed the 80-foot right-of-way instead of the 60'. They have since requested that we close the right-of-way and eventually vacate the right-of-way, and then they would obtain that 10 feet.

During the time the staff report was written, we had not received anything from the utility companies. After that fact, ONG contacted us and indicated that they did have some utilities in this area and they are requesting that an easement be provided for their utilities. The City has a sanitary sewer line and a storm sewer that runs north and south between Lots 1 and 2. They would cross this 10' right-of-way that would be vacated and, thereby, the City is requesting that an easement be granted for those utilities. Normally, those are accomplished at the time of vacation and not at the time of closing.

Staff recommends approval of the closing.

PRESENTATION BY THE APPLICANT:

1. Cindy Wright, Johnson & Associates, representing Community Christian School – As Ken has outlined, the school is in the process of developing Lot 2 for their senior high facilities. In the process of that development, there is a portion of the parking area and a small playground and the fence that would go along Broce Drive that they needed to encroach into the right-of-way to accommodate. They have received approval for that lease for that area, and they're just following through right now with requesting closure of the 10 feet. The school has agreed to provide the City, as well as ONG, with the necessary easements to accommodate their existing facilities. We would request approval of this application.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to recommend adoption of Ordinance No. O-1314-51 to City Council. Chris Lewis seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Jim Gasaway, Roberta Pailles, Tom Knotts, Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan, Dave Boeck
NAYES	None
ABSENT	None

Chairman Boeck announced that the motion, to recommend adoption of Ordinance No. O-1314-51 to City Council, passed by a vote of 9-0.

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Item No. 7, being:

GO CHURCH – 2300 24TH AVENUE S.W.

O-1314-50 – GO CHURCH/CHAD & HELEN BARTLETT REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO A-2, RURAL AGRICULTURAL DISTRICT, FOR APPROXIMATELY 2 ACRES, AND SPECIAL USE FOR A CHILD CARE CENTER IN CONJUNCTION WITH A CHURCH FOR THE ENTIRE PROPERTY LOCATED AT 2300 24TH AVENUE S.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Planimetric Map
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee – The northern portion of this property, approximately 2 acres, is zoned R-1. This would change it to A-2, Rural Agricultural District, so the whole parcel will be within A-2. A church is an allowed use in A-2. And request for a Special Use for a child care center in conjunction with the church.

This is the subject tract, the existing zoning. As you can see, the northern portion just has a little bit of R-1 and bring that into the A-2. This is an existing church – Riverside Church that has been there for some time now and is now vacant. The existing land use is church. This is the site itself, previously Riverside Church. This is looking west from that site toward I-35, and it abuts the South Canadian River. So that's looking south. The same thing – southeast. And looking to the church. That just is a nice live oak tree that I really liked. A good parking lot tree – it's an evergreen. This is looking north on 24th. This is the park which is directly north of the church on the back side of the church. This is looking south to the river. This is across the street to the east, another church.

This was in a flood zone when they came forth and initially built that church. They went through the Flood Plain Committee, brought that church up. It is out of the flood plain. There is no new proposed development with this church. They're going to just use that existing facility how it is. They're just requesting the Special Use for the child care center in conjunction with the church.

Staff does support this. There's no negative, adverse impacts with this request. They're a growing congregation and really would like to move to this location so they can continue their church and child care. Staff does recommend approval of Ordinance No. O-1314-54.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Ordinance No. O-1314-54 to City Council. Curtis McCarty seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

Curtis McCarty, Jim Gasaway, Roberta Pailes, Tom Knotts,
Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan,
Dave Boeck

NAYES

None

ABSENT

None

Chairman Boeck announced that the motion, to recommend adoption of Ordinance No. O-1314-54 to City Council, passed by a vote of 9-0.

* * *

Item No. 8, being:

EAGLE CLIFF – SW CORNER OF EAST CEDAR LANE ROAD AND 12TH AVENUE S.E.

8A. R-1314-134 – EAGLE CLIFF, L.P. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM COMMERCIAL DESIGNATION TO MEDIUM DENSITY RESIDENTIAL DESIGNATION FOR APPROXIMATELY 7.34 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST CEDAR LANE ROAD AND 12TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

8B. O-1314-55 – EAGLE CLIFF, L.P. REQUESTS REZONING FROM C-2, GENERAL COMMERCIAL DISTRICT, TO R-2, TWO-FAMILY DWELLING DISTRICT, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST CEDAR LANE ROAD AND 12TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Preliminary Plat

8C. PP-1314-17 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY EAGLE CLIFF, L.P. (SMC CONSULTING ENGINEERS, P.C.) FOR EAGLE CLIFF ADDITION SECTION 15 FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST CEDAR LANE ROAD AND 12TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Pre-Development Summary
6. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Jane Hudson – This is the existing NORMAN 2025 Land Use and Transportation Plan designations in the area. To the north you have industrial; to the east is commercial and low density residential; to the south is high density residential, low density residential further south of that; and then across Eagle Cliff Drive there to the west you have single family as well as there's a commercial development over here that's already in place to the north. If approved, this would become medium density residential for the subject tract.

The existing zoning in the area: I-1 to the north; C-1 and R-1 to the east; RM-6 to the south; and R-1 to the west. Again, there's the commercial designation in the corner.

Existing land use: single family to the east and west; industrial to the north; and multi-family to the south; with the commercial corner still there on the northeast.

Again, the two criteria to be examined for a 2025 Land Use Plan amendment are the change in circumstances in the development of the properties in the general vicinity, as well as the possible adverse land use and traffic impacts to surrounding properties. As discussed previously in the other application at the other end of Cedar Lane Road, there has been a lot of residential and multi-family development in this area. The multi-family development to the south of this proposal was built in the last eight years. There are several new preliminary plats for the single family homes, as noted earlier, to the west, south, and east of this proposal. This commercial development at the corner came in 2007. Again, we have the two student-based housing developments I mentioned earlier with 421 units and 1,300 beds. There is a 12th Avenue S.E. and East Cedar Lane Road paving project underway to accommodate the increased traffic in this area, as well as signalization at that corner right there. The trips generated from this

development of duplexes, as opposed to the C-2, would create less traffic than it would from the C-2 proposal.

The rezoning is from C-2 to R-2. The development itself will consist of 18 lots, 36 duplex units. There are three common areas on this proposal. One will have a sidewalk which will access East Cedar Lane Road as well as the existing commercial area to the north.

This is, again, the corner with the commercial development. This is the subject tract, looking south, with the multi-family in the distance. This tract wraps around behind the back part of that commercial area and then over to the west. There's single family in the distance on the other side of Eagle Cliff Drive. This is the back side of the industrial property – that's, I believe, Astellas. On the east side of 12th, there's the C-1 designation as well as the R-1, but there's also an active oil well there. This is looking back from Eagle Cliff Drive toward the commercial development. This is the single family across the street across Eagle Cliff.

This is a slide of the preliminary plat for the development. You can see the 18 lots. This area has continued to grow. The convenience store, like I said, in 2007, has addressed the commercial needs for this area. The commercial development to the east at 12th and Classen, and then, of course, the other commercial growth along Classen Boulevard. With the new adopted Comprehensive Transportation Plan, this portion of 12th south of Cedar Lane is now designated as a collector street, which would make this residential development appropriate for this site.

Parks Board voted a fee in lieu of parkland dedication for this application. Staff does support these requests and recommends approval of Resolution No. R-1314-134, Ordinance No. O-1314-55, as well as the preliminary plat for the addition.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Resolution No. R-1314-134, Ordinance No. O-1314-55, and PP-1314-17, the Preliminary Plat for EAGLE CLIFF ADDITION SECTION 15, to City Council. Andy Sherrer seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Jim Gasaway, Roberta Pailles, Tom Knotts, Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan, Dave Boeck
NAYES	None
ABSENT	None

Chairman Boeck announced that the motion, to recommend adoption of Resolution No. R-1314-134, Ordinance No. O-1314-55, and PP-1314-17, to City Council, passed by a vote of 9-0.

* * *

Chairman Boeck declared a conflict on Item No. 9. He is the architect on the project. He asked to be recused.

Sandy Bahan moved to allow Mr. Boeck to be recused on Item No. 9. Tom Knotts seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Jim Gasaway, Roberta Pailes, Tom Knotts, Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan, Dave Boeck
NAYES	None
ABSENT	None

The motion to allow Mr. Boeck to be recused from Item No. 9 was adopted on a vote of 9-0. Chairman Boeck turned the meeting over to Vice Chair Bahan and left the room.

*

Item No. 9, being:

GOLDEN TWINS, L.L.C. – 1305 TRIAD VILLAGE DRIVE.

9A. R-1314-135 – GOLDEN TWINS, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM COMMERCIAL DESIGNATION TO HIGH DENSITY RESIDENTIAL DESIGNATION FOR PROPERTY LOCATED AT 1305 TRIAD VILLAGE DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary
4. Greenbelt Commission Comments

9B. O-1314-56 – GOLDEN TWINS, L.L.C. REQUESTS REZONING FROM C-2, GENERAL COMMERCIAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR PROPERTY LOCATED AT 1305 TRIAD VILLAGE DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative & Exhibit A

PRESENTATION BY STAFF:

1. Jane Hudson – The existing 2025 Land Use and Transportation Plan designations for this area are commercial to the north and west of this subject tract; high density residential to the east, as well as medium density residential; and high density residential to the south. If approved, the subject tract would take on the high density residential designation.

The existing zoning: to the north and west are C-2; to the east is RM-6, RM-2; and to the south is RM-6.

Existing land use: we have commercial and office to the north and west; multi-family to the south; we have townhouses, multi-family to the east, as well as a senior living center to the east of this subject tract.

Again, we go through the 2025 criteria to recommend approval for the request – a change in circumstances resulting from development in the area, as well as possible land use and adverse traffic impacts to surrounding properties. The recent development in this area is, as noted, the senior living facility to the east, the apartments to the east of this proposal; there is a new office building to the west of this proposal, that would be Thunderbird Clubhouse; and the mini-storage facility to the north of this subject tract expanded in the last four years.

The site itself will consist of four single-story residential buildings with approximately four to five units per building, one clubhouse which will also have a residential unit attached to that as well. Per the PUD designation, the maximum number of residential units is set at 20. There will be a one-way in/one-way out on this project. They will enter from the south side off Triad Village Drive and exit on the east side. There will be a sidewalk installed around the perimeter of this site, creating a walking trail for the residents.

This is the site itself. Here is Thunderbird Clubhouse to the west and the mini-store to the north. This is the east side of Triad Village Drive. I took this picture because I wanted you to see that there is a stop here for a bus, but there was a lady sitting on the bench and I didn't really want to get her in the picture, so I was trying to take it from the back side. But there is a stop there. This is the entrance for the townhomes that are there. This is the senior facility that's to the east on Triad Village Drive. There's the townhomes. This is the apartment complex that's on the south side. And there's Thunderbird to the west.

This is a preliminary site development plan for the site itself. As I said, you come in from the south side off Triad and exit on the east side.

The development of other residential uses, the access to public transportation, other commercial and office amenities within this area make this site well-suited for the proposed residential development for senior housing. At Parks Board, we had a vote for fee in lieu of parkland dedication for this application. Staff does recommend approval of Resolution No. R-1314-135 and Ordinance No. O-1314-56. I'd be happy to answer any questions. The applicant's representative is here and I believe he does have a presentation with some slides for you tonight.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – I'll be very brief. I just want to highlight a few things. If you look at this site, and you see the brown that we're proposing to change to – I remember when we rezoned Windham right here. This whole area down here was actually painted red commercial. And what has happened over time is that the red commercial has simply not worked on Triad Village on the back side. In fact, the only parcels left are the ones that are left as commercial zoned, and they're still vacant today. This was zoned commercial a long, long time ago. What has happened is everything is transitioning on this back area of Triad to senior housing right there and multi-family right here, and we propose multi-family, too. You can see we're in keeping with everything around us. You see the RM-6 just basically spanning right through there and we're right in line with all of that.

That's the site. That's the site plan, how it corresponds with everything. This is the actual site plan. You see that trail around it. I just want to highlight a few features. You see this walking trail all the way around it. So for seniors that will be living in these single-story units, they would have a trail fully around this site within their property that they could utilize, and then there are back porches on the back of each single-story unit where they could sit on their back porch and interact with the residents as they walk around the track – so really a very carefully designed facility for that reason. One way in/one way out. This is the community building right down here. Single story. One car garages. As you find in senior developments like this, there usually aren't a lot of cars. One car garage and a little bit of parking is all you really need.

I do want to give someone their due. Your Commissioner Chairman – and I only put him up here because I don't know if a lot of you know this, but this is his specialty. This is aging in place. Age-friendly design is Commissioner Boeck's forte. He has a great opportunity now to put one on the ground right here in Norman, not far from his office. So we're pretty excited about that. Staff supports it. I won't read that in length. You've heard from Ms. Hudson. So, with that, we would appreciate your support. Thank you very much for your time.

2. Mr. Knotts – Will the walkway be open to – it's not going to be strictly closed to the residents – it will be accessible by anyone that walks by?

3. Mr. Rieger – We're not certain on that yet. We may be gating this community. We're not sure as yet. The PUD actually will allow for us to gate, if we comply with City standards as to gating. If we gate it, then it would be fenced around. If we don't, then it would obviously.

4. Ms. Bahan – I live in this area and I would gate it, if I were you.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Resolution No. R-1314-135, and Ordinance No. O-1314-56 to City Council. Jim Gasaway seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Jim Gasaway, Roberta Pailles, Tom Knotts, Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan
NAYES	None
ABSENT	None
RECUSED	Dave Boeck

Vice Chairman Bahan announced that the motion, to recommend adoption of Resolution No. R-1314-135 and Ordinance No. O-1314-56 to City Council, passed by a vote of 8-0.

* * *

Commissioner Boeck was invited back into the meeting.

Item No. 10, being:

MISCELLANEOUS DISCUSSION


None

* * *

Item No. 11, being:

ADJOURNMENT

Chris Lewis moved to adjourn. Dave Boeck seconded the motion. There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 7:37 p.m.

A handwritten signature in black ink, appearing to read 'CL', is written above a horizontal line.

Norman Planning Commission